

This document prepared by
and return to:

Manda Lynch
ServiceLink
400 Corporation Drive
Aliquippa, PA 15001

Parcel ID #: 30159-391-000

SL #2935810

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Loan #: 1158040449

SPECIAL WARRANTY DEED

This SPECIAL WARRANTY DEED, dated 5-1-12 by HSBC Bank USA, National Association as Trustee for Deutsch Bank ALT 2006-AR2.

Whose post-office address is C/O Wells Fargo Bank, NA 8480 Stagecoach Circle Frederick, MD 21701, hereinafter called the GRANTOR, to Daniel William Kirby married whose post-office address is 1219 THOMAS DR PANAMA CITY BEACH ,Fl. 32408 hereinafter called the GRANTEE:

(Wherever used herein the terms "Grantor" and "Grantee" include all parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations.)

WITNESSETH: That the GRANTOR, for and in consideration of the sum of **FOURTY FIVE THOUSAND and 00/100 (45,000.00)** and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the GRANTEE, all that certain land situate in **Bay County, FLORIDA**, to wit:

LL THAT CERTAIN CONDOMINIUM SITUATE IN THE COUNTY OF BAY, STATE OF FLORIDA, BEING KNOWN AND DESIGNATED AS FOLLOWS:

CONDOMINIUM PARCEL: UNIT 291

EMERALD POINTE RESORT, A CONDOMINIUM, ALL AS SET FORTH IN THE DECLARATION OF CONDOMINIUM AND THE EXHIBITS ANNEXED THERETO AND FORMING A PART THEREOF, AS RECORDED IN OFFICIAL RECORDS BOOK 1939, PAGE 1901, AMENDED BY THAT SURVEYOR'S AFFIDAVIT AS RECORDED IN OFFICIAL RECORDS BOOK 1941, PAGE 2302, AND SUBSEQUENT PHASE TWO SUPPLEMENTAL DECLARATION CONDOMINIUM AS RECORDED IN OFFICIAL RECORDS BOOK 1957, PAGE 1680, ALL OF THE PUBLIC RECORDS OF BAY COUNTY, FLORIDA, AND AS MAY BE AMENDED FROM TIME TO TIME. TOGETHER WITH ALL OF ITS APPURTENANCES ACCORDING TO THE DECLARATION OF CONDOMINIUM. SUBJECT, HOWEVER, TO ALL OF THE PROVISIONS OF THE DECLARATION OF CONDOMINIUM.

Tax ID: 30159-391-000

Commonly known as: 1219 THOMAS DR PANAMA CITY BEACH ,Fl. 32408

Being the same property conveyed to : HSBC Bank USA, National Association as Trustee for Deutsch Bank ALT 2006-AR2.

Recorded: 01/23/2012I-File# 2012003333, or BK 3380 Page 809 , at 8:35 AM, Bill Kinsaul, Clerk Bay County, Florida Doc. D \$161.70 Deputy Clerk DW Trans# 1072476

GRANTOR HEREBY AFFIRMS THE PROPERTY DESCRIBED HEREIN IS NON-HOMESTEAD.

SUBJECT TO covenants, conditions, restrictions, reservations, limitations, easements and agreements of record, if any; taxes and assessments for the year 2012 and subsequent years; and to all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, if any.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD the same in fee simple forever.

AND the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; and hereby warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under the said grantor.

IN WITNESS WHEREOF, GRANTOR has signed and sealed these presents the date set forth above.

SIGNED IN THE PRESENCE OF THE FOLLOWING WITNESSES:

Signature: [Handwritten Signature]
Print Name: Lisa VanHogter

Signature: [Handwritten Signature]
Print Name: Greg S. Coon

HSBC Bank USA, National Association as Trustee for Deutsch Bank ALT 2006-AR2. , By Wells Fargo Bank, NA, As Attorney in Fact*

By: [Handwritten Signature]

Its: NATHAN L. BRENNAN
Vice President Loan Documentation

*POA recorded in Bay County on 2/1/11 in book 3300 pages 760-764

STATE OF Iowa
COUNTY OF Dallas
THE FOREGOING INSTRUMENT was acknowledged before me this 1 day of May, 2012 by Nathan L. Brennan VP of Wells Fargo Bank, NA who has been appointed as Attorney-in-Fact for HSBC Bank USA, National Association as Trustee for Deutsch Bank ALT 2006-AR2.
, appearing on behalf of the corporation with full authority to act for said corporation. He/She is personally known to me or has produced _____ as identification.

(SEAL)



Notary Public

Print Name:

My Commission Expires:

